

Item: **SOUTH OAKS VILLAGE (1&2)**

(Category: RESTRICTIONS)

Volume {PR,"insert volume number",IN1,1}, Page {PR,"insert page number",IN1,2}, {PR,"insert type of records",ST1,3} Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- a. An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Felix R. Real, Sr., et ux, to Felix R. Real, Jr., et ux, dated February 3, 1964, recorded in Volume 117, Page 414, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this Policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of the aforesaid instrument.
- b. An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Kerr Country Land, Inc. to Steven S. Monroe and Richard E. Robertson, Jr., dated March 3, 1975, recorded in Volume 178, Page 244, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this Policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of the aforesaid instrument. (AS PER SECTION ONE ONLY)
- c. An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Kerr Country Land, Inc. to Steven S. Monroe and Richard E. Robertson, Jr., dated July 14, 1977, recorded in Volume 198, Page 808, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this Policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of the aforesaid instrument. (AS PER SECTION TWO ONLY)
- d. Easements as per the Plat recorded in Volume 4, Page 31, Plat Records of Kerr County, Texas. (AS PER SECTION ONE ONLY)
- e. Easements as per the Plat recorded in Volume 4, Page 91, Plat Records of Kerr County, Texas. (AS PER SECTION TWO ONLY)
- f. Easements and Building Set Back Lines as per the Restrictions recorded in Volume {PR,"insert volume for restrictions",IN1,3}, Page {PR,"insert page for restrictions",IN1,3}, {PR,"insert record type for restrictions",ST1,3} Records of Kerr County, Texas.
- g. Any visible and/or apparent roadways or easements over or across the subject property.
- h. Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)